

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF OREGON**

In re: BARON, MICHELLE ANNE

§ Case No. 318-32159TMB7

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Debtor(s)

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED  
AND APPLICATION TO BE DISCHARGED (TDR)**

KENNETH S. EILER, chapter 7 trustee, submits this Final Account,  
Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$6,773,942.50</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>\$13,050.00</u>
Total Distribution to Claimants: <u>\$538,549.40</u>	Claims Discharged Without Payment: <u>\$807,397.16</u>
Total Expenses of Administration: <u>\$11,450.60</u>	

3) Total gross receipts of \$ 550,000.00 (see **Exhibit 1** ), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2** ), yielded net receipts of \$550,000.00 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	\$10,991,719.30	\$726,670.76	\$719,359.75	\$538,549.40
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	0.00	32,200.60	11,450.60	11,450.60
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	0.00	0.00	0.00	0.00
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	0.00	6,201.87	6,201.87	0.00
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	1,365,076.58	118,657.00	118,657.00	0.00
<b>TOTAL DISBURSEMENTS</b>	\$12,356,795.88	\$883,730.23	\$855,669.22	\$550,000.00

4) This case was originally filed under Chapter 7 on June 21, 2018.  
The case was pending for 35 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 06/07/2021 By: /s/KENNETH S. EILER  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO  
FINAL ACCOUNT**

**EXHIBIT 1 –GROSS RECEIPTS**

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
18901 HILL TOP RD., LAKE OSWEGO, OR 97034	1110-000	550,000.00
<b>TOTAL GROSS RECEIPTS</b>		<b>\$550,000.00</b>

<sup>1</sup>The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

**EXHIBIT 2 –FUNDS PAID TO DEBTOR & THIRD PARTIES**

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
	None		
<b>TOTAL FUNDS PAID TO DEBTOR AND THIRD PARTIES</b>			<b>\$0.00</b>

**EXHIBIT 3 –SECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1 -2 ODR Bkcy		4800-070	N/A	43,509.40	43,509.40	8,549.40
2S IRS		4300-070	N/A	145,850.35	145,850.35	0.00
4S-3 Darell Deem, David Law, et.al		4110-000	0.00	537,311.01	530,000.00	530,000.00
NOTFILED Greentree		4110-000	280,000.00	N/A	N/A	0.00
NOTFILED Greenpoint Mortgage		4110-000	200,000.00	N/A	N/A	0.00
NOTFILED DiTech Funding		4110-000	425,000.00	N/A	N/A	0.00
NOTFILED Falcon Attorney Fees		4110-000	28,415.30	N/A	N/A	0.00
NOTFILED CitiGroup Mortgage		4110-000	420,000.00	N/A	N/A	0.00
NOTFILED Deutsche Bank Trust Company Americas - 35727SE Douglass		4110-000	374,609.00	N/A	N/A	0.00
NOTFILED Deutsche Bank National Trust Co.		4110-000	475,000.00	N/A	N/A	0.00
NOTFILED KeyBank National Association		4110-000	750,000.00	N/A	N/A	0.00
NOTFILED Madalvn Falcon		4110-000	250,000.00	N/A	N/A	0.00

NOTFILED	Kimco Properties	4110-000	82,957.00	N/A	N/A	0.00
NOTFILED	Ocwen Loan Servicing, LLC (515NW112TH)	4110-000	569,160.00	N/A	N/A	0.00
NOTFILED	Onewest Bank	4110-000	201,732.00	N/A	N/A	0.00
NOTFILED	Ocwen - Firwood	4110-000	400,000.00	N/A	N/A	0.00
NOTFILED	Rylands, Michelle	4110-000	35,000.00	N/A	N/A	0.00
NOTFILED	Nationstar Mort.	4110-000	420,000.00	N/A	N/A	0.00
NOTFILED	Ownit Mortgage	4110-000	50,000.00	N/A	N/A	0.00
NOTFILED	CIT Heloc	4110-000	260,000.00	N/A	N/A	0.00
NOTFILED	Law, David and Janine	4110-000	0.00	N/A	N/A	0.00
NOTFILED	Charter/Saxon Mortqage	4110-000	1,447,000.00	N/A	N/A	0.00
NOTFILED	Chase Home Finance (13602SE154th)	4110-000	173,447.00	N/A	N/A	0.00
NOTFILED	Bank of America - 35727SEDouglass	4110-000	60,000.00	N/A	N/A	0.00
NOTFILED	ASC (35376HelensWay)	4110-000	222,798.00	N/A	N/A	0.00
NOTFILED	B of A Home Loans	4110-000	70,000.00	N/A	N/A	0.00
NOTFILED	Bank of America - Chapin Ct	4110-000	380,000.00	N/A	N/A	0.00
NOTFILED	Bank of America	4110-000	900,000.00	N/A	N/A	0.00
NOTFILED	Berkey	4110-000	31,500.00	N/A	N/A	0.00
NOTFILED	Bank of America (35376HelensWay)	4110-000	35,101.00	N/A	N/A	0.00
NOTFILED	Chase Home Finance	4110-000	1,280,000.00	N/A	N/A	0.00
NOTFILED	Bayview Loan Servicing LLC - 5631SEBelmontST	4110-000	950,000.00	N/A	N/A	0.00
NOTFILED	Bank of America Columbia Circle 1st	4110-000	220,000.00	N/A	N/A	0.00
<b>TOTAL SECURED CLAIMS</b>			<b>\$10,991,719.30</b>	<b>\$726,670.76</b>	<b>\$719,359.75</b>	<b>\$538,549.40</b>

#### **EXHIBIT 4 –CHAPTER 7 ADMINISTRATIVE FEES and CHARGES**

<b>PAYEE</b>	<b>UNIFORM TRAN. CODE</b>	<b>CLAIMS SCHEDULED</b>	<b>CLAIMS ASSERTED</b>	<b>CLAIMS ALLOWED</b>	<b>CLAIMS PAID</b>
Trustee Compensation - KENNETH S. EILER	2100-000	N/A	30,750.00	10,000.00	10,000.00
Trustee Expenses - KENNETH S. EILER	2200-000	N/A	36.26	36.26	36.26
Accountant for Trustee Fees (Trustee Firm) - Bennington Moshofsky PC	3310-000	N/A	909.00	906.00	906.00
Accountant for Trustee Expenses (Trustee Firm) - Bennington Moshofsky PC	3320-000	N/A	0.00	3.00	3.00
Other - Mechanics Bank	2600-000	N/A	30.89	30.89	30.89
Other - People's United Bank	2600-000	N/A	30.85	30.85	30.85
Other - People's United Bank	2600-000	N/A	35.05	35.05	35.05

Other - People's United Bank	2600-000	N/A	30.83	30.83	30.83
Other - People's United Bank	2600-000	N/A	29.72	29.72	29.72
Other - OREGON DEPARTMENT OF REVENUE	2820-000	N/A	167.00	167.00	167.00
Clerk of the Court Costs (includes adversary and other filing fees) - KEN	2700-000	N/A	181.00	181.00	181.00
<b>TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES</b>	N/A		\$32,200.60	\$11,450.60	\$11,450.60

#### **EXHIBIT 5 –PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
None					
<b>TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES</b>		N/A	\$0.00	\$0.00	\$0.00

#### **EXHIBIT 6 –PRIORITY UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2P	IRS	5800-000	N/A	6,201.87	6,201.87	0.00
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			\$0.00	\$6,201.87	\$6,201.87	\$0.00

#### **EXHIBIT 7 –GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2U	IRS	7100-000	N/A	6,749.37	6,749.37	0.00
3	SYNCHRONY BANK	7100-000	N/A	1,782.98	1,782.98	0.00
4U-3	Darell Deem, David Law, et.al	7100-000	682,538.29	110,124.65	110,124.65	0.00
NOTFILED	David & Janine Law	7100-000	682,538.29	N/A	N/A	0.00
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			\$1,365,076.58	\$118,657.00	\$118,657.00	\$0.00

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

Case Number: 318-32159TMB7

Trustee: (570100) KENNETH S. EILER

Case Name: BARON, MICHELLE ANNE

Filed (f) or Converted (c): 06/21/18 (f)

§341(a) Meeting Date: 07/19/18

Period Ending: 06/07/21

Claims Bar Date: 12/18/18

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Abandoned OA=§554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 HEATHER COURT ABANDONED PER DKT. #92 CRIMSON INVESTMENT GROUP LLC FORECLOSED	225,000.00	0.00	OA	0.00	FA
2 WORDEN HILL ABANDONED PER DKT. #92 TURNING LEAF HOMES II LLC	387,500.00	0.00	OA	0.00	FA
3 LAVISTA COURT ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	137,500.00	137,500.00	OA	0.00	FA
4 10TH ST. NEWBERG ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	185,000.00	0.00	OA	0.00	FA
5 SW 71ST ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	400,000.00	0.00	OA	0.00	FA
6 DURANGO PL ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	1,022,000.00	0.00	OA	0.00	FA
7 172ND PLACE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	215,000.00	0.00	OA	0.00	FA
8 154TH DR. ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	175,978.50	0.00	OA	0.00	FA
9 FIRWOOD RD ABANDONED PER DKT. #92 FORECLOSED	253,500.00	0.00	OA	0.00	FA
10 COLUMBIA CIRCLE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	182,500.00	0.00	OA	0.00	FA
11 ROSE LANE ABANDONED PER DKT. #92	550,000.00	550,000.00	OA	0.00	FA

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## Individual Estate Property Record and Report

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1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Abandoned OA=§554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
TURNING LEAF HOMES LLC					
12 112TH AVE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	452,654.00	0.00	OA	0.00	FA
13 HELENS WAY ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	151,305.50	0.00	OA	0.00	FA
14 SMITH RD ABANDONED PER DKT. #92 TURNING LEAF HOMES III LLC	120,000.00	0.00	OA	0.00	FA
15 CHAPIN CT ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	214,000.00	0.00	OA	0.00	FA
16 DOUGLASS RD ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	272,759.50	0.00	OA	0.00	FA
17 OAK SHORE LN	750,000.00	0.00	OA	0.00	FA
18 18901 HILL TOP RD., LAKE OSWEGO, OR 97034	440,000.00	0.00		550,000.00	FA
19 62ND AVE CRIMSON INVESTMENT GROUP LLC FORECLOSED	250,000.00	0.00	OA	0.00	FA
20 KINNAMAN RD CRIMSON INVESTMENT GROUP LLC FORECLOSED	175,000.00	0.00	OA	0.00	FA
21 BELMONT ST. Turning Leaf Homes LLC FORECLOSED	641,195.00	0.00	OA	0.00	FA
22 2017 AUDI	Unknown	0.00		0.00	FA
23 HOUSEHOLD GOODS	750.00	0.00		0.00	FA
24 ELECTRONICS	500.00	0.00		0.00	FA

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Case Name: BARON, MICHELLE ANNE

Filed (f) or Converted (c): 06/21/18 (f)

§341(a) Meeting Date: 07/19/18

Period Ending: 06/07/21

Claims Bar Date: 12/18/18

1	2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property <u>Abandoned</u> OA=\$554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
25 CLOTHING	3,500.00	0.00		0.00	FA
26 JEWELRY	5,000.00	0.00		0.00	FA
27 SHOES PURSES MAKEUP	3,300.00	0.00		0.00	FA
28 TURNING LEAF HOMES ABANDONED PER DKT. #92	Unknown	0.00	OA	0.00	FA
29 RENX GROUP ABANDONED PER DKT. #92	Unknown	0.00	OA	0.00	FA
30 VOID	0.00	0.00		0.00	FA
31 VOID	0.00	0.00		0.00	FA
<b>31 Assets Totals (Excluding unknown values)</b>	<b>\$7,213,942.50</b>	<b>\$687,500.00</b>		<b>\$550,000.00</b>	<b>\$0.00</b>

**Major Activities Affecting Case Closing:**

WAITING FOR ZERO

Initial Projected Date Of Final Report (TFR): December 1, 2019

Current Projected Date Of Final Report (TFR): March 18, 2021 (Actual)



## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 318-32159TMB7  
**Case Name:** BARON, MICHELLE ANNE

**Trustee:** KENNETH S. EILER (570100)  
**Bank Name:** Mechanics Bank  
**Account:** \*\*\*\*\*4166 - Checking Account  
**Blanket Bond:** \$55,683,398.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*9771  
**Period Ending:** 06/07/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
10/01/20	{18}	DAVID LAW	PAYMENT ON SALE OF HILL TOP - BALANCE OF SALE PROCEEDS	1110-000	10,000.00		10,000.00
10/01/20		DAVID LAW	PAYMENT ON SALE OF HILL TOP		10,000.00		20,000.00
	{18}		GROSS SALE 540,000.00 PROCEEDS - PARTIAL	1110-000			20,000.00
		Darell Deem, David Law, et.al	FIRST LIENHOLDER -530,000.00	4110-000			20,000.00
10/30/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		30.89	19,969.11
11/19/20		Transition Transfer Debit	Transition Transfer Debit	9999-000		19,969.11	0.00

<b>ACCOUNT TOTALS</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	19,969.11	
<b>Subtotal</b>	<b>20,000.00</b>	<b>30.89</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$20,000.00</b>	<b>\$30.89</b>	

## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 318-32159TMB7  
**Case Name:** BARON, MICHELLE ANNE

**Trustee:** KENNETH S. EILER (570100)  
**Bank Name:** People's United Bank  
**Account:** \*\*\*\*\*4417 - Checking Account  
**Blanket Bond:** \$55,683,398.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*9771  
**Period Ending:** 06/07/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
11/19/20		TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	9999-000	19,969.11		19,969.11
11/30/20		People's United Bank	Bank and Technology Services Fee	2600-000		30.85	19,938.26
12/31/20		People's United Bank	Bank and Technology Services Fee	2600-000		35.05	19,903.21
01/29/21		People's United Bank	Bank and Technology Services Fee	2600-000		30.83	19,872.38
02/12/21	10101	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX Stopped on 03/05/21	2820-000		167.00	19,705.38
02/26/21		People's United Bank	Bank and Technology Services Fee	2600-000		29.72	19,675.66
03/05/21	10101	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX Stopped: check issued on 02/12/21	2820-000		-167.00	19,842.66
03/05/21	10102	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX - REISSUED	2820-000		167.00	19,675.66
03/18/21	10103	KEN EILER	REIMBURSE FOR SALE FREE AND CLEAR FILING FEE	2700-000		181.00	19,494.66
05/05/21	10104	Bennington Moshofsky PC	Dividend paid 100.00% on \$906.00, Accountant for Trustee Fees (Trustee Firm); Reference:	3310-000		906.00	18,588.66
05/05/21	10105	Bennington Moshofsky PC	Dividend paid 100.00% on \$3.00, Accountant for Trustee Expenses (Trustee Firm); Reference:	3320-000		3.00	18,585.66
05/05/21	10106	ODR Bkcy	Account Number If Known:	4800-070		8,549.40	10,036.26
05/05/21	10107	KENNETH S. EILER	COMBINED CHECK FOR TRUSTEE COMPENSATION, EXPENSES AND INTEREST Stopped on 05/05/21	2100-000		10,036.26	0.00
05/05/21	10107	KENNETH S. EILER	COMBINED CHECK FOR TRUSTEE COMPENSATION, EXPENSES AND INTEREST Stopped: check issued on 05/05/21	2100-000		-10,036.26	10,036.26
05/05/21	10108	KENNETH S. EILER	TRUSTEE COMMISSION	2100-000		10,000.00	36.26
05/05/21	10109	KENNETH S. EILER	TRUSTEE EXPENSES	2200-000		36.26	0.00

<b>ACCOUNT TOTALS</b>	<b>19,969.11</b>	<b>19,969.11</b>	<b>\$0.00</b>
Less: Bank Transfers	19,969.11	0.00	
<b>Subtotal</b>	<b>0.00</b>	<b>19,969.11</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$0.00</b>	<b>\$19,969.11</b>	

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### Cash Receipts And Disbursements Record

**Case Number:** 318-32159TMB7  
**Case Name:** BARON, MICHELLE ANNE

**Trustee:** KENNETH S. EILER (570100)  
**Bank Name:** People's United Bank  
**Account:** \*\*\*\*\*4417 - Checking Account  
**Blanket Bond:** \$55,683,398.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*9771  
**Period Ending:** 06/07/21

1	2	3	4		5	6	7
Trans. Date	{Ref #} / Check #	Paid To / Received From	Description of Transaction	T-Code	Receipts \$	Disbursements \$	Checking Account Balance

Net Receipts :	20,000.00
Plus Gross Adjustments :	530,000.00
Net Estate :	\$550,000.00

TOTAL - ALL ACCOUNTS	Net Receipts	Net Disbursements	Account Balances
Checking # *****4166	20,000.00	30.89	0.00
Checking # *****4417	0.00	19,969.11	0.00
	<u>\$20,000.00</u>	<u>\$20,000.00</u>	<u>\$0.00</u>